



*Catherine E. Pugh  
Mayor*

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*



*Thomas J. Stosur  
Director*

**STAFF REPORT**

**July 10, 2018**

**REQUEST:** Demolition Hearing I: Determination of Architectural Significance

**ADDRESS:** 719 West Pratt Street (Ridgely's Delight Historic District)

**RECOMMENDATION:** Approval

**STAFF:** Walter Edward Leon

**PETITIONER:** Kann and Associates

**OWNER:** University of Maryland Medical Center

**SITE/HISTORIC DISTRICT:** The site is located on the northern border of the Ridgely Delight historic district. The Ridgely's Delight Historic District is a wedge shaped residential neighborhood just south of the University of Maryland downtown campus. It is generally bounded by Pratt Street, Russell Street, and Martin Luther King Boulevard. The residences are both two and three stories high with flat facades with ornamentation only to emphasize doors, windows, and rooflines and range in size from near-mansions to alley housing. Among the earliest houses are those set back from the street and a single surviving frame house on Melvin Drive. Many of the buildings on Washington Boulevard feature commercial storefronts, and a few industrial buildings are extant within the boundaries of the district. The industrial and main buildings range from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century.

Ridgely's Delight is architecturally significant in that it embodies excellent examples of traditional rowhouse architecture and industrial/manufacturing buildings. The make-up of the community has reflected the character of nearby nineteenth century employment centers, such as the University of Maryland Hospital, the B&O Railroad Yards, and Bartlett and Hayward Ironworks. Ridgely's Delight has always been a socially and economically mixed use neighborhood with both blue collar employees of local industries and professionals, such as the doctors and dentists employed at the University of Maryland's medical facilities. The district's residential structures represent the first phase of development for Baltimore's rowhouses, as well as later versions for working, middle and upper class residents. The unusual street pattern of Ridgely's Delight produces an intimate human scale, fine vistas and irregular building sites and structures.

The current structure at 719 West Pratt Street was constructed circa 1914. Prior to that from the late 1800's thru till about 1914 the site historic maps reveal that a 2 story high dwelling stood on the site. After 1914 an auto repair shop was located on the site thru till the early 1950s.

**Site Conditions:** The property at 719 West Pratt Street was a 2 story high brick commercial structure that covers the length of the site from Pratt Street to Dover Street alley. It is adjacent to a empty garage building and a small commercial structure that appears to be original. The front facade has 7 sealed window opening and garage door opening and 2 later doors on the first and second stories all of which are boarded or blocked. There is minimal architectural detailing on the façade apart from the cornice level and the structure has no roof..

**BACKGROUND:** The site has had no formal review before the Commission since becoming designated in in 1979 as a local historic district and later in 1980 with National Register designation. The building wand adjacent sites were designated in complete coordination with Urban Renewal planning and the dollar house program.

**PROPOSAL:** The applicant proposes to demolish the current structure.

**APPLICATION OF GUIDELINES:** CHAP staff applied the Demolition Procedures of the Rules and Regulations, 3.6 DEMOLITION PROCEDURES and CHAP Criteria 2.2.

**CRITERIA FOR EVALUATION** The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

## **NEIGHBORHOOD COMMENTS**

The Applicants have met with the Ridgley's Delight community.

**ANALYSIS:** The building while having a utilitarian use as a storage, cleaning and later warehouse structure does not contribute to the Ridgley's Delight historic district as being one of the few remaining examples of the pre-World War II Industrial/Commercial construction remaining along the West Pratt Street corridor. The majority of structures have long since been demolished on the north side with the expansion of the UM hospital campus. The structure has lost it's structural integrity.

**RECOMMENDATION:** Approval of request to demolish as the structure no longer contributes to the architectural significance of the Ridgley's Delight historic district.

**Eric L. Holcomb**

**Executive Director**

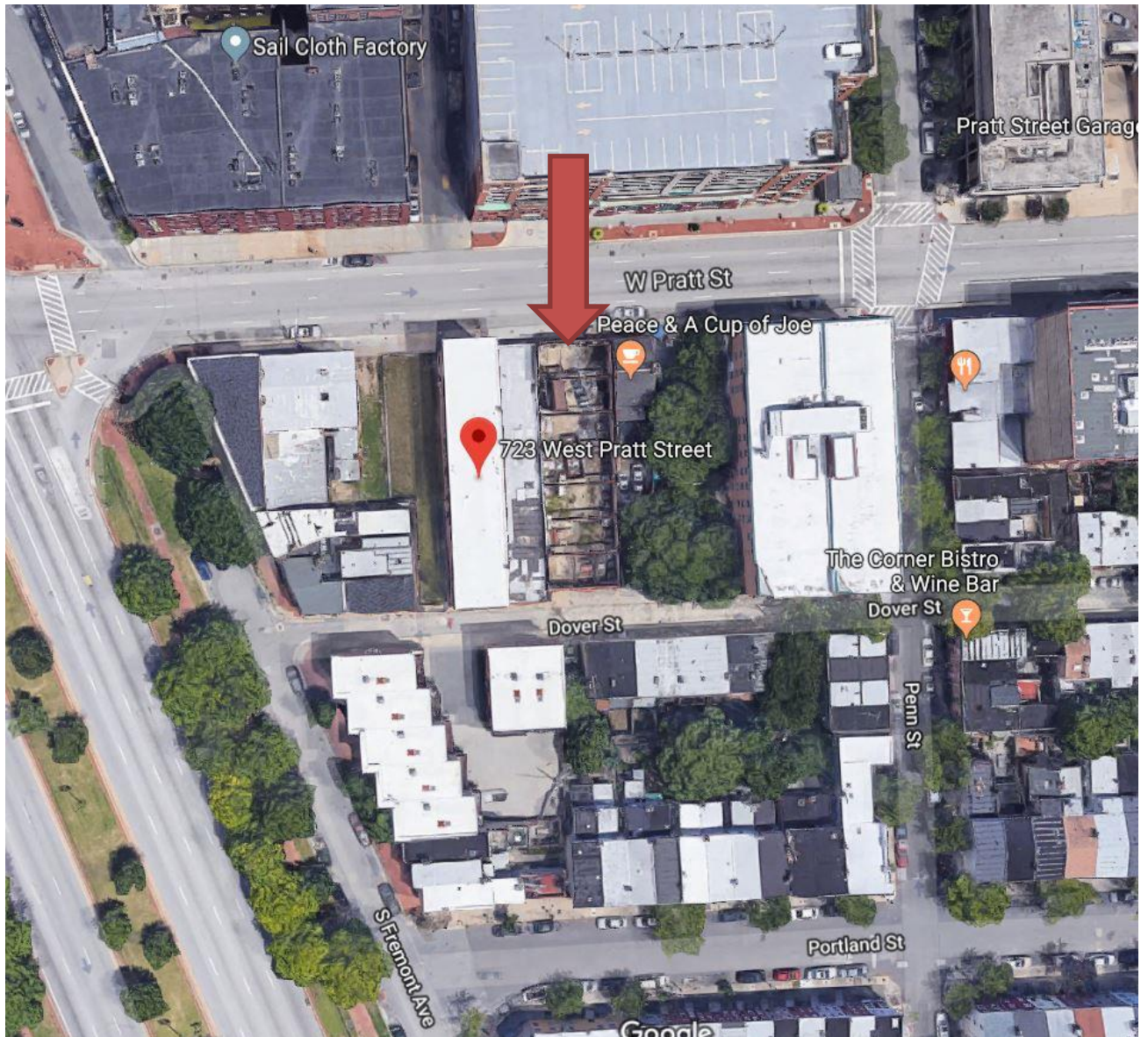
Site Map- Historic District





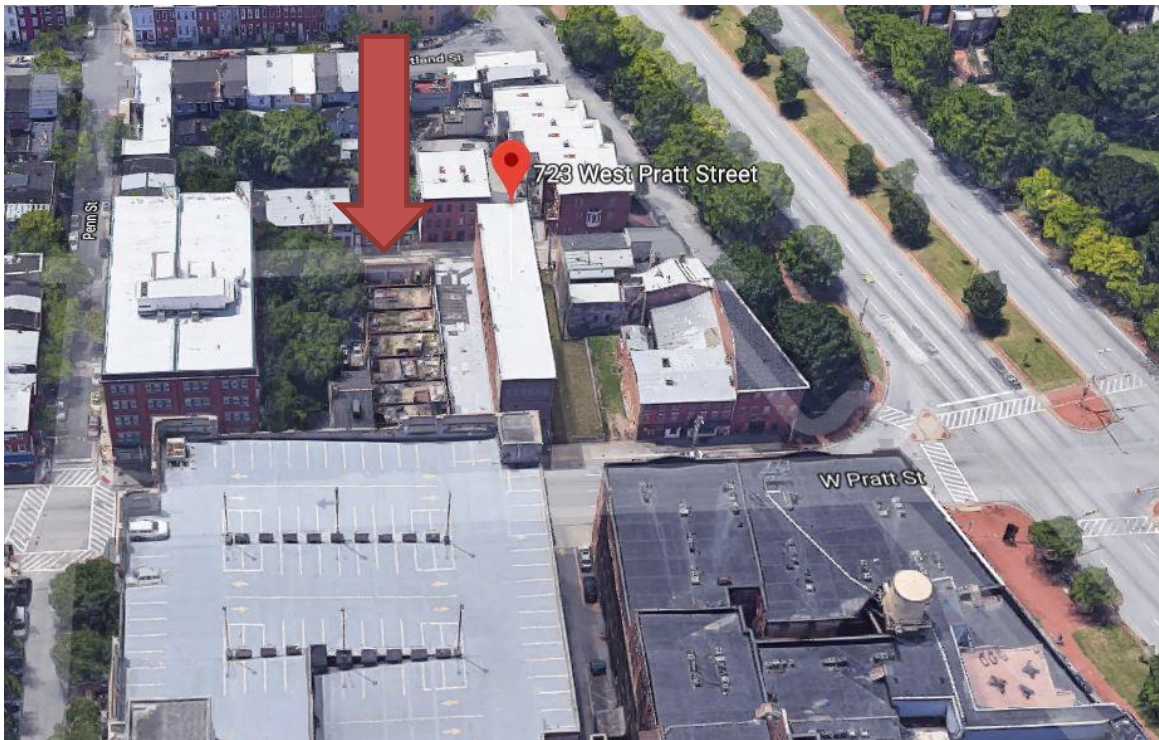
Aerial View



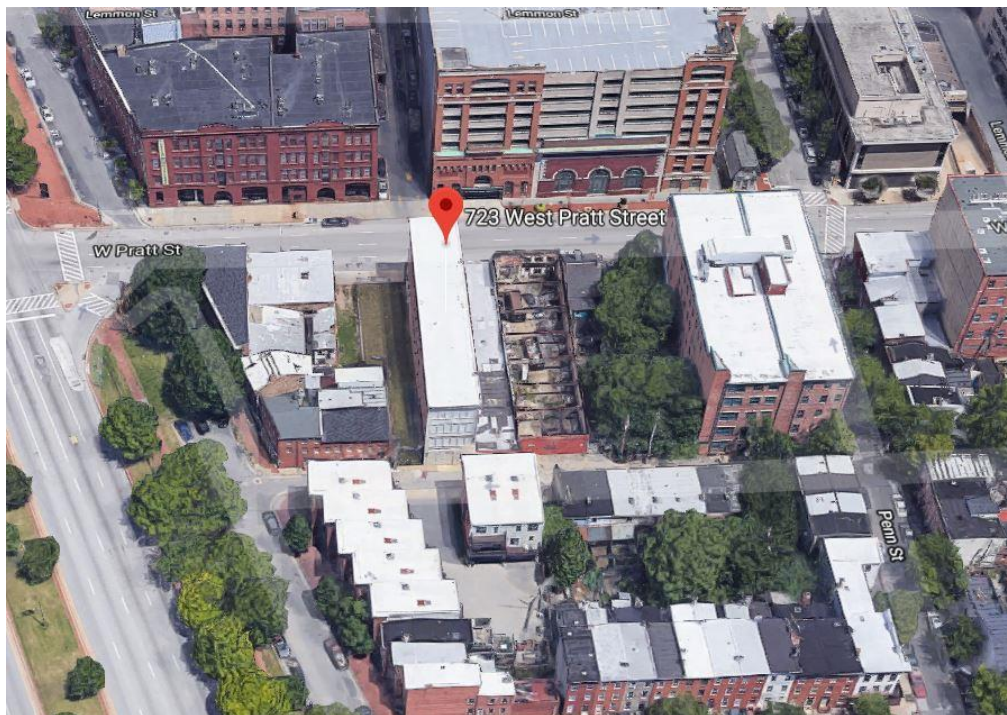




View from the North

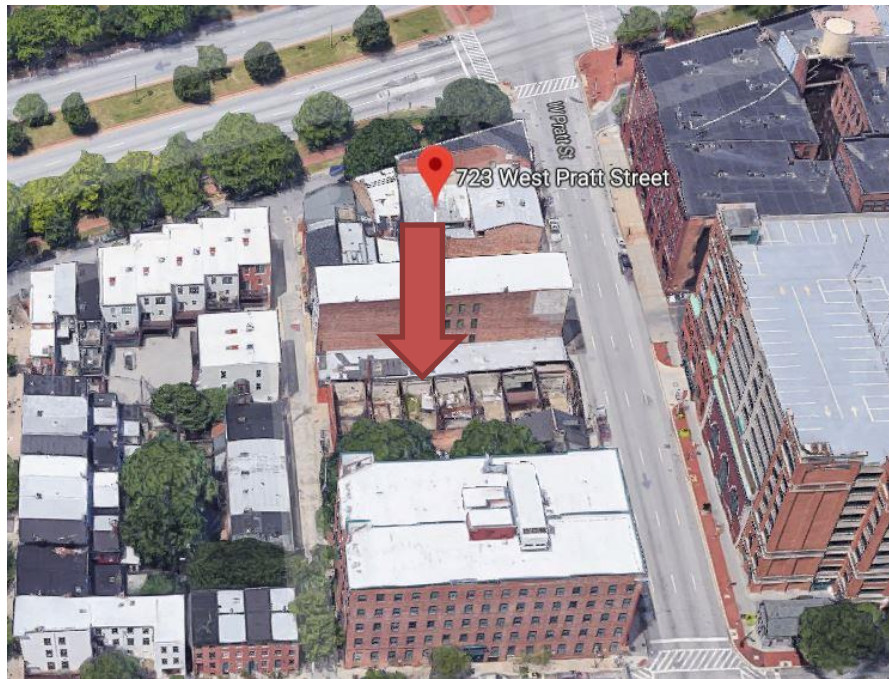


View from the South

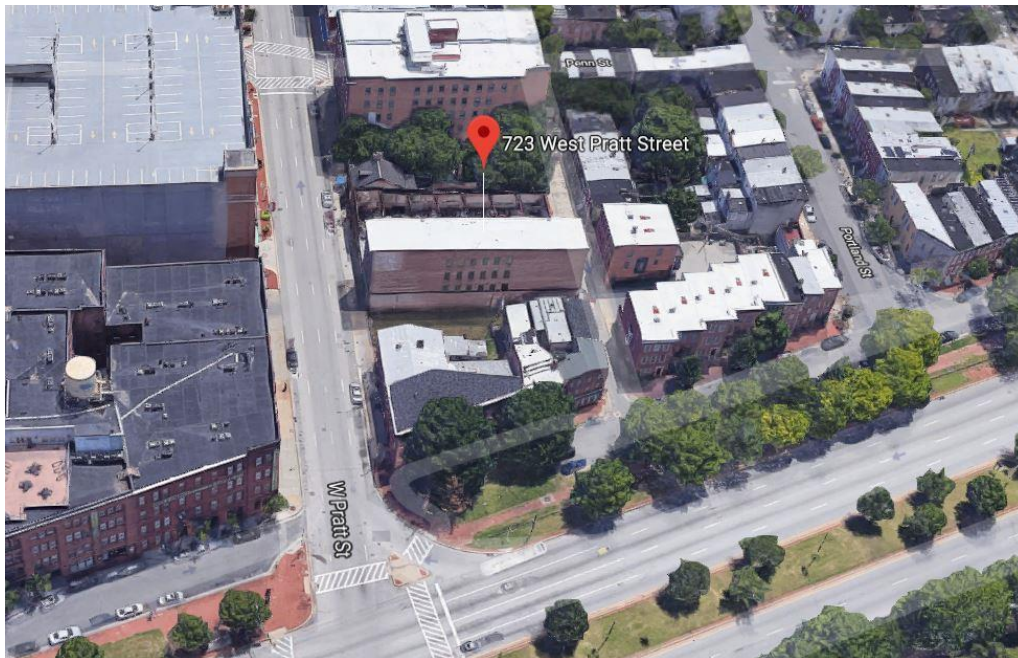




View from the east



View form the west



1890- 2 story dwelling



1914-51

